

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 2, 2000**

PRESENT: John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large  
Janet R. Hall, Mason District

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The meeting was called to order at 8:37 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Kelso MOVED TO ELECT THE FOLLOWING SLATE OF OFFICERS FOR 2000:

CHAIRMAN	PETER F. MURPHY, JR.
VICE CHAIRMAN	JOHN R. BYERS
SECRETARY	SUZANNE F. HARSEL
PARLIAMENTARIAN	JUDITH W. DOWNER

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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Chairman Murphy requested that the Commissioners return their Committee assignment preference form to Barbara Lipa, Executive Director of the Planning Commission, no later than Thursday, February 10, 2000.

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Commissioner Wilson MOVED THAT THE PLANNING COMMISSION GO INTO CLOSED SESSION FOR CONSULTATION WITH LEGAL COUNSEL PERTAINING TO THE FOLLOWING SPECIFIC LEGAL MATTER REQUIRING THE PROVISION OF LEGAL ADVICE BY COUNSEL, PURSUANT TO VIRGINIA CODE 2.1-344(A)7 WITH RESPECT TO RZ/FDP-1998-PR-026, CHRISTOPHER MANAGEMENT, INC.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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Following the closed session, Commissioner Wilson MOVED THAT THE PLANNING COMMISSION MEMBERS CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE ONLY THE PUBLIC BUSINESS MATTER LAWFULLY EXEMPTED FROM THE OPEN MEETING REQUIREMENT PRESCRIBED BY THE VIRGINIA FREEDOM OF INFORMATION ACT, AND ONLY THE MATTER IDENTIFIED IN THE MOTION TO CONVENE THE CLOSED SESSION WAS HEARD, DISCUSSED OR CONSIDERED BY THE PLANNING COMMISSION DURING THE CLOSED SESSION.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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Commissioner Harsel announced that she was the proud grandmother of Kayla Rebecca, born on January 28, 2000.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION PULL FROM THE BOARD OF ZONING APPEALS AGENDA VC-00-P-009, THOMAS AND JEFFERY MARCEY, FOR ADMINISTRATIVE REVIEW BEFORE THE PLANNING COMMISSION ON MARCH 30, 2000.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioners Alcorn and Hall absent from the meeting.

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Commissioner Koch, at the request of the applicant, MOVED THAT THE PUBLIC HEARING ON SE-99-Y-041, CHADSWORTH HOMES, INC., BE DEFERRED TO A DATE CERTAIN OF FEBRUARY 17, 2000.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

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RZ-1998-PR-026 - CHRISTOPHER MANAGEMENT, INC.

FDP-1998-PR-026 - CHRISTOPHER MANAGEMENT, INC. (Decisions Only)

(The public hearing on these applications was held on September 30, 1999. A complete verbatim transcript of the decision made on these items is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-1998-PR-026 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS DATED JANUARY 28, 2000.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-2 with Commissioners Koch and Moon abstaining; Commissioner Murphy not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1998-PR-026, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 13, 2000, AND TO THE BOARD'S APPROVAL OF RZ-1998-PR-026 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Kelso seconded the motion which carried by a vote of 6-0-3 with Commissioners Byers, Koch, and Moon abstaining; Commissioner Murphy not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE REQUESTED WAIVER OF THE 200 FOOT SETBACK FROM THE RIGHT-OF-WAY OF AN INTERSTATE HIGHWAY.

Commissioner Kelso seconded the motion which carried by a vote of 5-2-2 with Commissioners Byers and Harsel opposed; Commissioners Koch and Moon abstaining; Commissioner Murphy not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE REQUESTED WAIVER OF FRONTAGE IMPROVEMENTS ALONG MORGAN LANE.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-2 with Commissioners Koch and Moon abstaining; Commissioner Murphy not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

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RZ-1999-SP-052 - J.A.LOVELESS HOMES & MILDRED & JAMES LAWSON (Decision Only)

(The public hearing on this application was held on January 12, 2000. A complete verbatim transcript of the decision made on this item is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-1999-SP-052, SUBJECT TO THE PROFFERS RECEIVED TONIGHT AND DATED FEBRUARY 2, 2000.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Moon abstaining, Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE WAIVER OF THE MINIMUM DISTRICT SIZE FOR A CLUSTER SUBDIVISION.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Moon abstaining; Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

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FS-H99-30 - CELLULAR ONE, Sunset Hills Road and Wiehle Ave.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT APPLICATION FS-H99-30 BY CELLULAR ONE OF WASHINGTON-BALTIMORE BE CONSIDERED IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND DETERMINED TO BE A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

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#### ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. RZ-1999-BR-058 - CLARK L. MASSIE, TRUSTEE  
PCA-78-A-050 - STEPHEN H. AND JUDITH A. WASSERMAN
2. RZ-1999-LE-036 - CENTEX HOMES  
FDP-1999-LE-036 - CENTEX HOMES  
PCA-86-L-073-3 - CENTEX HOMES  
FDPA-86-L-073-3 - CENTEX HOMES
3. SE-99-P-034 - TYSONS PARK PLACE ASSOCIATES LTD.

This order was accepted without objection.

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Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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RZ-1999-BR-058 - CLARK L. MASSIE, TRUSTEE -  
Appl. to rezone from R-1 & R-3 to R-3 to permit  
residential development at a density of 2.55 du/ac  
on property located in the S.E. quadrant of the  
intersection of Braddock Rd. & Twinbrook Rd. on  
approx. 7.84 ac. Comp. Plan Rec: 2-3 du/ac. Tax  
Map 69-3((1))23, 26, & 27; 69-3((10))C.  
(Concurrent w/PCA-78-A-050.) BRADDOCK  
DISTRICT.

PCA-78-A-050 - STEPHEN H. AND JUDITH A.  
WASSERMAN - Appl. to amend the proffers for RZ-  
78-A-050 to permit deletion of land area to be  
incorporated into RZ-1999-BR-058 for residential  
development at a density of 2.55 du/ac on property  
located S. of Braddock Rd., 400 ft. E. of Twinbrook  
Rd. on approx. 8,200 sq. ft. of land zoned R-3.  
Comp. Plan Rec: 2-3 du/ac. Tax Map 69-3((10))C.  
(Concurrent w/RZ-1999-BR-058.) BRADDOCK  
DISTRICT. JOINT PUBLIC HEARING.

Mr. Clark L. Massie, agent for the applicant, reaffirmed the affidavits for RZ-1999-BR-058 dated March 24, 1999 and PCA-78-A-050 dated January 17, 2000. There were no disclosures by Commission members.

Ms. Leslie Johnson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Mr. Massie stated that the assemblage of the subject property began in the summer of 1998 with parcels 26 and 27, and that parcels C and 23 had been acquired since that time. He said that, unfortunately, attempts to acquire parcels 28 and 29 had been unsuccessful. Mr. Massie noted that four issues had arisen in meetings with citizens including buffering and fencing along Braddock Road, transportation matters, stormwater management and consolidation, and said that each issue had been addressed satisfactorily by the applicant. In addition, he said proffers required the removal of a temporary cul-de-sac at the end of Harrowhill Lane, grading and seeding of yards, and noise attenuation for the homes impacted by Braddock Road/Twinbrook Road. In conclusion, Mr. Massie explained that the proposed development addressed the majority of the concerns raised and had the support of the neighboring community. He requested favorable consideration.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and no closing staff remarks, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Harsel for action on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-BR-058 AND PCA-78-A-050, CONSISTENT WITH REVISED PROFFERS DATED FEBRUARY 1, 2000.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

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Chairman Murphy resumed the Chair.

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RZ-1999-LE-036 - CENTEX HOMES - Appl. to rezone from I-4 to PDH-4 to permit residential development at a density of 4.48 du/ac including bonus density for the provision of ADU & approval of the conceptual development plan on property located on the E. side of Cinder Bed Rd., approx. 1,500 ft. N. of its intersection w/Hill Park Dr. on approx. 33.26 ac. Comp. Plan Rec: Public Park w/an option for 3-4 du/ac. Tax Map 99-2((1))24. (Concurrent w/FDP-1999-LE-036, PCA-86-L-073-3, & FDPA-86-L-073-3.) LEE DISTRICT.

FDP-1999-LE-036 - CENTEX HOMES - Appl. to approve the final development plan for RZ-1999-LE-036 to permit residential development on property located on the E. side of Cinder Bed Rd., approx. 1,500 ft. N. of its intersection w/Hill Park Dr. on approx. 33.26 ac. zoned PDH-4. Tax Map 99-2((1))24. (Concurrent w/RZ-1999-LE-036, PCA-86-L-073-03 & FDPA-86-L-073-03.) LEE DISTRICT.

PCA-86-L-073-3 - CENTEX HOMES - Appl. to amend the proffers for RZ-86-L-073 to permit a road with no attributable FAR on property located on the W. side of Morning View Ln., approx. 450 ft. N. of

its intersection w/View Ln. on approx. 9.06 ac.  
zoned PDH-4 & NR. Comp. Plan Rec: 3-4 du/ac.  
Tax Map 99-2((10))E, K, & N. (Concurrent w/FDPA-  
86-L-073-3, RZ-1999-LE-036, & FDP-1999-LE-036.)  
LEE DISTRICT.

FDPA-86-L-073-3 - CENTEX HOMES - Appl. to  
amend the final development plan for RZ-86-L-073  
to permit a road on property located on the W. side  
of Morning View Ln., approx. 450 ft. N. of its  
intersection w/View Ln. on approx. 9.06 ac. zoned  
PDH-4 & NR. Tax Map 99-2((10)) E, K, & N.  
(Concurrent w/PCA-86-L-073-3, RZ-1999-LE-036, &  
FDP-1999-LE-036.) LEE DISTRICT. JOINT PUBLIC  
HEARING.

Robert Lawrence, Esquire, with Reed, Smith, Hazel and Thomas, reaffirmed the affidavit dated January 26, 2000. There were no disclosures by Commission members.

Ms. Catherine Lewis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

In response to a question from Commissioner Kelso, Ms. Lewis identified types of adjacent development and explained the rationale for the changes in the proposed development conditions distributed tonight. She explained that Development Condition Number 4 on both the FDP and the FDPA had been deleted because the applicant had satisfactorily addressed the issue of clearing and grading within the EQC. She added that Condition Number 5 had been revised for FDPA-1999-LE-036 with regard to the buffer and barrier that would be placed between the proposed townhouses and the existing 50 foot wide access easement. Finally, Ms. Lewis noted that Conditions Numbers 6 and 7 had been revised for clarification and the last sentence in Condition Number 8 had been deleted since the limits of clearing and grading had been addressed.

Mr. Lawrence stated that the subject applications had a favorable staff recommendation and the unanimous recommendation of the Lee District Land Use Advisory Committee. He explained that the Comprehensive Plan had been amended during an Areas Plans Review to provide an option for residential development. He noted that the proposed development was an environmentally sensitive plan with 60 percent of the site to be left as open space, and that 38 percent of it would be tree save. He said that proffers provided for restoration of areas adjacent to the EQC and for buffering of the area adjacent to the Island Creek community. He noted that Development Condition Number 5 had been revised which would provide for a solid wood six-foot fence and evergreen plantings adjacent to the townhomes along the western perimeter.

Responding to a question from Commissioner Kelso, Mr. Lawrence said that changes to proffers regarding transportation and environmental issues were in response to concerns expressed by the Lee District Land Use and Transportation Council and the Island Creek community.

Mr. Lawrence and Commissioner Kelso responded to a question from Commissioner Byers about recreational facilities.

In response to a question from Commissioner Wilson, Mr. Lawrence stated that the Comprehensive Plan prohibited access to the proposed development from Cinderbed Road.

Chairman Murphy called the first listed speaker and recited rules for testimony before the Commission.

Ms. Jean Igo, 7726 Martin Allen Court, Alexandria, Chairman of the Island Creek Land Use Committee, expressed environmental concerns and concerns about overcrowded schools, safety of children waiting for school buses and a proposed trail connection. (A copy of her remarks is in the date file.)

Ms. Madeleine Galvin, 7728 Martin Allen Court, Alexandria, expressed concerns about the impact of the proposed development on the environment, overcrowded schools, and traffic congestion. She suggested that the subject property be considered for preservation by the State. (A copy of her remarks is in the date file.)

Responding to the concerns expressed by Ms. Galvin, Commissioner Kelso explained that 60 percent of the property would be preserved as open space; that the proposed development would not have an impact of Van Dorn Street traffic; and that a future school site existed on Morning View Drive.

There being no further speakers, Chairman Murphy called upon Mr. Lawrence for a rebuttal statement.

Mr. Lawrence stated that this was an environmentally sensitive plan and addressed staff's concern about tree preservation. He said that approval had been obtained from the Department of Public Works and Environmental Services for an embankment only regional pond and noted that extensive replantings would be made where the site needed to be cleared for utilities and the pond. He said that the applicant had proffered to provide biostabilization for a stream which went through the property to prevent erosion and sedimentation. He explained that any refuse along the proposed trail would be removed. Mr. Lawrence said that the applicant had worked closely with the residents of Island Creek and that 13 items in the proffers responded to their concerns.

Responding to a question from Commissioner Byers, Mr. Lawrence identified the location of emergency access points and the school bus turnaround area.



In response to a question from Commissioner Wilson, Mr. Lawrence said that he did not know the distance children would have to walk from the proposed development to the school bus stop, but that he would get that information to her. She expressed concern about school children walking to the bus stop with sidewalks on only one side of the street.

There being no further questions or comments from the Commission and no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-86-L-073-3, BY CENTEX HOMES, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE SET FORTH IN APPENDIX 2A OF THE STAFF REPORT.

Commissioner Koch seconded the motion which carried by a vote of 8-1 with Commissioner Wilson opposed; Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Wilson MOVED TO AMEND THE MOTION TO INCLUDE A SIDEWALK ON THE OTHER SIDE OF THE ACCESS ROAD.

Commissioner Byers seconded the motion to amend which failed by a vote of 1-8 with Commissioner Wilson in favor; Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-86-L-073-3, BY CENTEX HOMES, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 2, 2000, AND THE BOARD'S APPROVAL OF PCA-86-L-073-3.

Commissioner Koch seconded the motion which carried by a vote of 8-1 with Commissioner Wilson opposed; Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-LE-036 AND THE CONCEPTUAL DEVELOPMENT PLAN BY CENTEX HOMES, SUBJECT TO THE EXECUTION OF PROFFERS DATED FEBRUARY 1, 2000 AND ATTACHED TO THE STAFF REPORT.

Commissioners Byers and Koch seconded the motion which carried by a vote of 8-1 with Commissioner Wilson opposed; Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-LE-036, BY CENTEX HOMES, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1999-LE-036 AND THE CONCEPTUAL DEVELOPMENT PLAN AND SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 2, WITH CONDITION NO. 5 MODIFIED AS DISTRIBUTED TONIGHT.

Commissioners Byers and Koch seconded the motion which carried by a vote of 8-1 with Commissioner Wilson opposed; Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREET REQUIREMENTS FOR BOTH RZ/FDP-1999-LE-036 AND PCA/FDPA-86-L-073-3 BE WAIVED.

Commissioner Byers seconded the motion which carried by a vote of 8-1 with Commissioner Wilson opposed; Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE FINAL SITE PLANS BE RETURNED FOR ADMINISTRATIVE REVIEW PRIOR TO THE ISSUANCE OF THE SITE PERMIT AND THAT THE SITE REVIEW BRANCH OF DPW&ES BE SO NOTIFIED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

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SE-99-P-034 - TYSONS PARK PLACE ASSOCIATES  
LTD. PARTNERSHIP - Appl. under Sect. 9-607 of  
the Zoning Ord. to permit an increase in bldg. height  
on property. located at 7926 Jones Branch Dr. on  
approx. 8.06 ac. zoned C-4 & SC. Tax Map 29-  
4((7))5. PROVIDENCE DISTRICT. PUBLIC  
HEARING.

David Houston, Esquire, with McGuire, Woods, Battle and Boothe, L.L.P., reaffirmed the affidavit dated January 13, 2000. There were no disclosures by Commission members.

Ms. Catherine Lewis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Houston stated the subject application had been filed to permit an increase in building height to that which could have been built by-right. He said, however, that by-right

development would not have provided any of the plazas or other amenities consistent with the Tysons Corner Plan. He noted that the proposed development was in conformance with the Comprehensive Plan and requested a recommendation of approval.

In response to a question from Commissioner Downer, Mr. Houston said the by-right height permitted in a C-4 district was 120 feet. He added that the Comprehensive Plan recommended a height of up to 150 feet for the Tysons Corner area.

Mr. Houston and Commissioner Smyth responded to a question from Commissioner Palatiello concerning the possible impact the widening of the Beltway could have on the proposed development.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further questions or comments from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-99-P-034, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 2, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT THE 75 FOOT SETBACK FROM INTERSTATE 495, THE CAPITAL BELTWAY, BE WAIVED TO THAT SHOWN ON THE SE PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT THE FRONT YARD SETBACK BE WAIVED PER SECTION 2-418 TO THAT SHOWN ON THE SE PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE EAST PROPERTY LINE BE MODIFIED TO THAT SHOWN ON THE SE PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT THE PERIPHERAL PARKING LOT LANDSCAPING BE MODIFIED TO THAT SHOWN ON THE SE PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD AUTHORIZE AN ALTERNATIVE LOCATION FOR OFF-STREET PARKING SPACES PER SECTION 11-102 OF THE ZONING ORDINANCE AS NOTED IN THE DEVELOPMENT CONDITION.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Hall absent from the meeting.

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The meeting was adjourned at 11:31 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: November 1, 2000

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission